

**City of Greensboro Planning Department  
Zoning Staff Report  
June 14, 2004 Public Hearing**

*The information provided in this staff report has been included for the purpose of reviewing proposed zoning changes. Since the zoning process does not require a site plan, there may be additional requirements placed on the property through the Technical Review Committee process to address subdivision and development regulations.*

**Item:** Q  
**Location:** East of Edwardia Drive and north of Wendover Avenue

**Applicant:** Phillip M. Brinsfield  
**Owner:** Brinsfield Enterprises, Inc.

**From:** LI  
**To:** CD-GB

**Conditions:** 1) Allowed Uses: (a) All uses permitted in the "Business, Professional and Personal Services" category of the Permitted Use Schedule; (b) The following uses listed in the "Retail Trade" category: Auto Supply Sales, Motor Vehicle Sales (new and used), Motorcycle Sales, and Tire Sales; (c) Automotive Parking listed in the "Other Use" category.

SITE INFORMATION	
<b>Existing Land Use</b>	Brinsfield Auto Sales
<b>Acreage</b>	0.384
<b>Physical Characteristics</b>	<i>Topography:</i> Flat <i>Vegetation:</i> None <i>Other:</i> Fully developed site
<b>Overlay Districts</b>	N/A
<b>Historic District/Resources</b>	N/A
<b>Generalized Future Land Use</b>	Commercial
<b>Other</b>	N/A

SURROUNDING ZONING AND LAND USE		
<b>Location</b>	<b>Land Use</b>	<b>Zoning</b>
<i>North</i>	Vacant/Wooded Lot, driveway to Crown Auto	LI
<i>South</i>	Flow Volkswagon	LI
<i>East</i>	Acura Auto Dealer	LI
<i>West</i>	First Quality Auto	LI

ZONING HISTORY		
Case #	Year	Request Summary
		This property has been zoned LI since July 1, 1992. Prior to the implementation of the UDO, this entire area was Industrial H.

DIFFERENCES BETWEEN LI (EXISTING) AND CD-GB (PROPOSED) ZONING DISTRICTS
<b>LI:</b> Primarily intended to accommodate limited manufacturing, wholesaling, warehousing, research and development, and related commercial/service activities which in their normal operations have little or no adverse effect upon adjoining properties.
<b>CD-GB:</b> GB Districts are primarily intended to accommodate a wide range of retail, service, and office uses. The district is typically located along thoroughfares in areas which have developed with minimal front setbacks. See conditions for use limitations.

TRANSPORTATION	
<b>Street Classification</b>	Edwardia Drive - Collector Street.
<b>Site Access</b>	Existing.
<b>Traffic Counts</b>	Not available.
<b>Trip Generation</b>	N/A.
<b>Connectivity</b>	N/A.
<b>Sidewalks</b>	N/A.
<b>Transit</b>	Yes.
<b>Traffic Impact Study</b>	N/A.
<b>Street Connectivity</b>	N/A.
<b>Other</b>	N/A.

ENVIRONMENTAL REVIEW	
<b>Water Supply Watershed</b>	Non Watersupply watershed drains to South Buffalo
<b>Floodplains</b>	N/A
<b>Streams</b>	N/A
<b>Other</b>	N/A

LANDSCAPING REQUIREMENTS	
Location	Required Planting Yard Type and Rate
<i>North</i>	N/A
<i>South</i>	N/A
<i>East</i>	N/A
<i>West</i>	N/A

## CONNECTIONS 2025 COMPREHENSIVE PLAN POLICIES

### Connections 2025 Written Policies:

N/A

### Connections 2025 Map Policies:

*The area requested for rezoning lies within the following map classifications:*

**Commercial:** This designation applies to large concentrations of commercial uses, such as recently constructed major shopping centers and "big box" retail. Such properties may not be expected to undergo redevelopment or a change in use over the plan horizon, and the immediate areas in which they are located may not be suitable for the introduction of mixed uses. While some new commercial centers are anticipated, in general new retail and commercial service uses will be encouraged within more diversified mixed-use centers rather than as stand-alone shopping centers or expanding highway commercial "strips."

## CONFORMITY WITH OTHER PLANS

*The following aspects of relevant plans may be applicable in this case:*

**City Plans:** N/A

**Other Plans:** N/A

## STAFF COMMENTS

**Planning:** There is commercial zoning to the south in close proximity to this property. In fact the automotive dealership south of and adjacent to the subject property exhibits the split zoning of HB and LI. Motor vehicle sales are allowed in Light Industrial and three commercial zoning districts, of which General Business is one of those districts.

The existing land use on the subject property will not be changing and it is compatible with like surrounding uses on both Edwardia Drive and Wendover Avenue. Therefore, approval of this request will not result in any substantive change to the land use pattern nor will it create any negative impacts for adjacent properties.

Finally, this area is classified by Connections 2025 as Commercial and the proposed rezoning is compatible with that classification.

**GDOT:** No additional comments.

**Water Resources:** No Additional comments

**HCD:** No comments.

## **STAFF RECOMMENDATION**

Based on all the information contained in this report, the Planning Department recommends approval.